028.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	943,400 / 943,400
					USE VALUE:	943,400 / 943,400
					ASSESSED:	943,400 / 943,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46	-48	OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEETLAND M MADELYN
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	48 OXFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2495 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	483,900	4,700	454,800	943,400
Total Card	0.114	483,900	4,700	454,800	943,400
Total Parcel	0.114	483,900	4,700	454,800	943,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.12 | /Parcel: 378.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 19269
GIS Ref:
GIS Ref:
Insp Date: 10/14/17

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	483,700	4700	4,950.	454,800	943,200	943,200	Year End Roll	12/18/2019
2019	104	FV	376,700	4700	4,950.	483,200	864,600	864,600	Year End Roll	1/3/2019
2018	104	FV	376,700	4700	4,950.	352,500	733,900	733,900	Year End Roll	12/20/2017
2017	104	FV	353,200	4700	4,950.	307,000	664,900	664,900	Year End Roll	1/3/2017
2016	104	FV	353,200	4700	4,950.	261,500	619,400	619,400	Year End	1/4/2016
2015	104	FV	314,500	4700	4,950.	255,800	575,000	575,000	Year End Roll	12/11/2014
2014	104	FV	314,500	4700	4,950.	210,300	529,500	529,500	Year End Roll	12/16/2013
2013	104	FV	327,400	4700	4,950.	200,100	532,200	532,200		12/13/2012

!2334!

PRINT

Date	Time
12/10/20	17:46:17

LAST REV

Date	Time
12/11/17	15:25:55
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2334

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEETLAND MADEL	24718-422		7/19/1994		99	No	No		A

USER DEFINED

Prior Id # 1:	19269
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	KB	Kevin B
4/30/2009	Measured	163	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	270	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	gray		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12297297
Const Adj.:	1.01959801
Adj $ / SQ:	194.647
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657470
Depreciation:	173572
Depreciated Total:	483898

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	8	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	4	
Totals			
2	14	8	

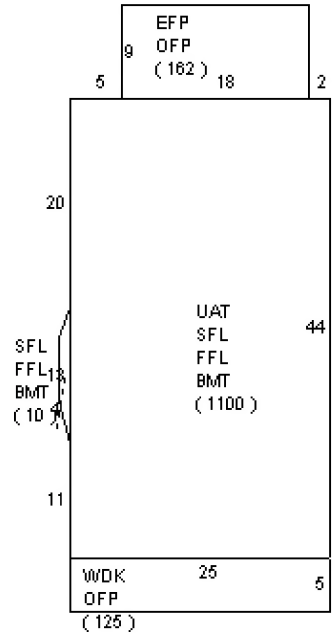
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	194.65
Special Features:	0	Val/Su Net:	115.79
Final Total:	483900	Val/Su SzAd	217.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,110	58.390	64,817
FFL	First Floor	1,110	194.650	216,058
SFL	Second Floor	1,110	194.650	216,058
OFP	Open Porch	287	22.690	6,511
UAT	Upper Attic	275	136.250	37,470
EFP	Enclos Porch	162	44.890	7,273
WDK	Deck	125	14.270	1,784
	Net Sketched Area:	4,179	Total:	549,971
Size Ad	2220	Gross Are	5004	FinArea 2495

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1916	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700